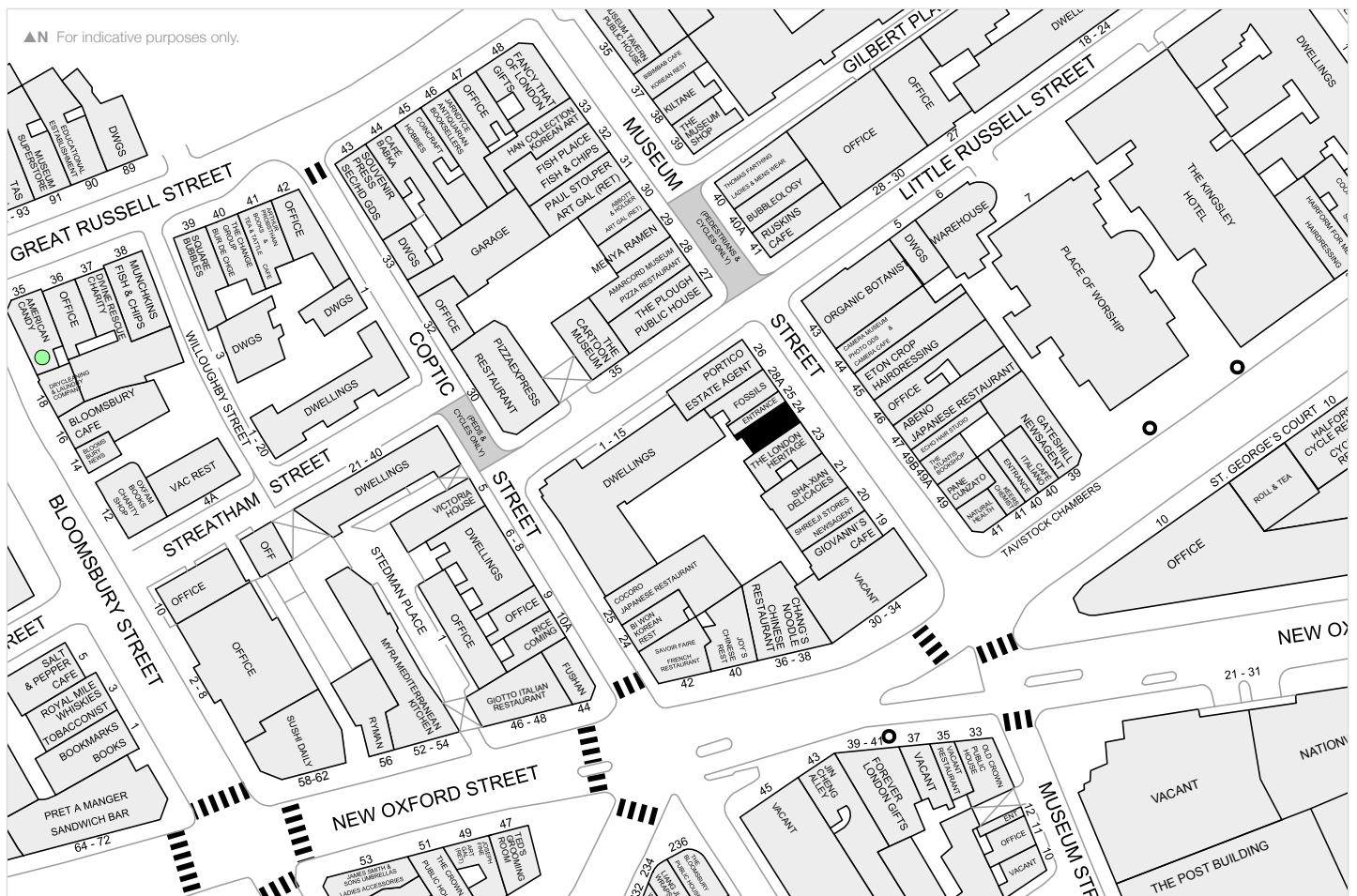

BLOOMSBURY

24 MUSEUM STREET WC1



NEW LEASE AVAILABLE
SUBJECT TO VP



LOCATION

The premises are located on Museum Street close to the intersection with Bloomsbury Way and New Oxford Street. Museum Street is home to a mix of independent shops and restaurant operators along with one of the UK's most popular attractions, **The British Museum**. Occupiers in the nearby vicinity include **Kiltane, Ryman, Giotto, Bubbleology, Pizza Express, Starbucks, Organic Botanist** and **Café Italiano** amongst others.

ACCOMMODATION

The shop is arranged on the ground floor providing the following approximate dimensions and floor area:

Internal Depth	28 ft 2 ins	8.6 m
Shop Depth	15 ft 2 ins	4.64 m
Ground Floor	397 sq ft	36.92 m

TENURE

The property is available on a new FRI lease basis for a term to be agreed subject to 5 yearly upwards only rent reviews and vacant possession. The lease will be excluded from the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II.

RENT

Rental offers are invited in excess of £40,000 per annum exclusive.

USE

The premises benefits from Class E use. Interested parties are advised to make their own enquiries to Camden Borough Planning Department.

RATES

The local rating authority has verbally informed us that the property is currently assessed as follows:

Rateable Value £19,250

Interested parties should verify the above figures for themselves with the local authority or by referring to www.voa.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

Viewings are strictly by prior appointment by the sole retained agents:

Ted Parr
020 7183 0588
fe@bcretail.co.uk

Nick Furlong
020 7183 0584
nf@bcretail.co.uk



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Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property. 2022

SUBJECT TO CONTRACT

GROUND FLOOR

Not to scale.

